



# Fountain Park / Lewis Place / Vandeventer | March 2025

## 1: Fountain Park Residential Developments

Status: Planned / Under Construction

Expected Completion: Unknown

Development: Three housing projects are planned or underway in Fountain Park that will result in 65 rehabbed and 30 new homes along Aubert, Fountain, Euclid, and Bayard Avenues. The Residences in Fountain Park are a group of historic rehabs along the perimeter of the park. The Aubert Affordable Housing Project is a proposed housing project along Aubert Ave. These two projects are from Kingsway Development. The third projects will involve the rehab of some historic structures and development of new construction, market-rate houses on Bayard Ave.

Investment: Unknown

## 2: Advanced Manufacturing Innovation Center Phase I

Status: Planned

Expected Completion: 2026

Development: AMICSTL has finished demolitions on the site of the new state-of-the-art Advanced Manufacturing Innovation Center. Across the street from the Ranken Robert W. Plaster Free Enterprise Center, AMICSTL's new advanced manufacturing innovation hub plans to attract visionary manufacturers, develop skilled workforces required to drive innovation, and create new opportunities for the community. A \$20M zoning permit was approved for the site in May 2024. A building permit application for a further \$40M was submitted in October 2024.

Investment: \$60M+

## 3: Emerge Business Center

Status: Planned

Expected Completion: 2024

Development: Kingsway Development plans to renovate the former Mavrakos Candy building at 4709 Delmar Blvd into office and retail space. The building was nominated to the National Register for Historic Places in March 2024.

Investment: \$7.2M

## 4: Kingsway TIF

Status: In Progress

Expected Completion: Unknown

Development: Kingsway Development has planned \$4.3 million in streetscape improvements to calm traffic and beautify Delmar Boulevard between Kingshighway and Taylor. The streetscape improvements include adding bike lanes, bus shelters, pedestrian bump-outs, and lighting to make the area pedestrian-friendly. Kingsway Development received a recommendation from a city board for \$6.2 million in tax increment financing to assist the project, alongside an award of \$3M from the Governor's Transportation Cost-Share Program.

Investment: \$4.3M (est.)

## 5: Elevation Space

Status: Under Construction

Expected Completion: Fall 2024

Development: Rehab of 4731 Delmar Blvd into the Elevation Space, containing 25,000 sf of shared office space with tools aimed to support entrepreneurship and investment in underserved communities.

Investment: \$3M

## 6: Hodiament Tracks Greenway

Status: Proposed

Expected Completion: Unknown

Development: Great Rivers Greenway proposes linking the St. Vincent Greenway with the Midtown neighborhood. The trail would mainly be built along Hodiament ROW, a former rail line.

Investment: Unknown

## 7: 4563 Lewis Place

Status: Paused

Expected Completion: Unknown

Development: A proposal for the renovation of a single family home. Work began in the summer of 2024, but seems to have stalled in recent months.

## 8: Workforce Training Center

Status: Planned

Expected Completion: Unknown

Development: In October 2023, the City finished assembling a 15-acre site at 3940 MLK Drive to serve as a new workforce development hub for manufacturing jobs. It will be closely tied to AMICSTL.

Investment: Unknown

## 9: Delmar-Taylor Apartments

Status: Proposed

Expected Completion: Unknown

Development: Developers are currently beginning the planning process for a large apartment building at the corner of Delmar and Taylor.

Investment: \$51M

## 10: Ozella Foster Funeral Home

Status: Complete

Expected Completion: Unknown

Development: A 10,000 sqft funeral home at 4100 Dr Martin Luther King Dr is currently under construction. Complete and open for business as of November 2024.

Investment: \$2.6M

## 11: Urban League Projects

Status: Under Construction/Complete

Expected Completion: Unknown

Development: The Urban League of St. Louis has submitted over 20 building permits over the last year, including \$2M for renovations on their headquarters building on 1408 N Kingshighway. It is planned that Urban League would restore the property's exterior, as well as revitalizing the interior. The UL hopes to create a space sustainable and affordable for small businesses, with a particular focus on black owned businesses. They aim to attract a higher level of retail than typically seen in the inner-city, as well. Their greenhouse project was completed in April 2024, with a hydroponic urban farm to grow fresh produce for local communities located in food deserts.

Investment: \$3.75M+



# Fountain Park / Lewis Place / Vandeventer | March 2025

## **12: Courtyard by Marriott**

Status: Proposed

Expected Completion: Unknown

Development: A new hotel by Marriott is planned at the corner of Delmar and Kingshighway which will have 100 rooms and 200 parking spaces.

Investment: Unknown

## **13: 4361 Evans Ave**

Status: Under Construction

Expected Completion: January 2025

Development: Single-family home being built by Ranken Technical College. Exterior appears to be nearing completion as of March 2025.

Investment: Unknown

## **14: 4365 Evans Ave**

Status: Under Construction

Expected Completion: Unknown

Development: Ranken Technical College has applied for yet another single-family building permit on Evans Ave, this time on a lot that has remained vacant for over 30 years. Construction has begun as of November 2024.

Investment: \$150K





# Forest Park Southeast | March 2025

## 1: Rock Spring School

Status: Planned

Expected Completion: Unknown

Development: Pier Property Group submitted a building permit application in January 2023 for interior demolitions at the Rock Spring School at 3974 Sarpy Ave. The plan is for 20,000sq ft. of office space.

Investment: \$6.9M+

## 2: The Monarch

Status: Planned

Expected Completion: Late 2025 (for phase1) and 2027 (for phase 2)

Development: NorthPoint Development has acquired properties along a very visible stretch of Kingshighway to develop a 328 unit residential apartment complex dubbed "The Monarch". The Monarch will be a 5-story apartment complex with 2 levels of parking, with one underground. Construction is being broken up into two phases. Phase 1 will comprise 140 residential units and 140 parking spaces. Phase 2 will have 179 apartments and 216 parking spaces.

Investment: \$111M

## 3: 4427-4437 Vista Ave

Status: Under Construction

Expected Completion: Early Spring 2025

Development: Six building permit applications have been submitted for new single-family townhomes on Vista Ave by Green Street. Construction started in the summer 2024 and is nearing completion as of January 2025

Investment: \$1.65M

## 4: Tower Grove Connector

Status: Planned

Expected Completion: 2026

Development: Momentum has grown for the construction of a bikeway between Forest Park Avenue and Tower Grove Park. The route is to lead south from Forest Park Avenue on Sarah Street, turn west on Vandeventer, and then south again on Tower Grove Avenue, terminating at the entrance to Tower Grove Park. Grant funding for this project was recently approved. Construction on phase 1 is set to begin sometime in the latter half of 2024, and phase 2 will follow in 2026.

Investment: \$14M

## 5: Townhomes at Tower Grove

Status: Delayed

Expected Completion: Summer 2025

Development: 14-1 bedroom and 14-3 bedroom apartment homes are being built by Spitzberg-Lassen on the long-vacant lot at Vista Ave and Tower Grove Ave across from Adams Elementary. Each house will have one unit on the ground floor and one on the second and third floors, for a total of 28 units. Construction prep began October 2024 and, after a long delay, work has finally started as of late January 2025.

Investment: \$5M

## 6: 4205-4211 Norfolk Ave

Status: Under Construction

Expected Completion: Spring 2025

Development: Three historic brick homes are being rehabbed along Norfolk, and a \$200K building permit was issued in December 2023 to construct a new two-story home at 4209. The homes at 4207 and 4211 are finished and for sale. 4205 and 4209 are nearing completion

Investment: \$660K

## 7: 4534-4556 Manchester Ave

Status: Proposed

Expected Completion: Unknown

Development: A row of vacant homes on Manchester are planned to be demolished by Grove Properties for a new five-story apartment building with four commercial live/work spaces and 104 regular residential units. There will be 35 parking spaces behind the building and 53 off-site on Swan Ave.

Investment: \$18M

## 8: 4100 Manchester Ave

Status: Planned

Expected Completion: Fall 2025

Development: AHM has proposed a 5-story mixed use building on the site of the shuttered Attitudes bar. It will include 24 apartments, 10 parking spaces, and 1,200 sf of ground floor retail. The developers have committed to include pink brick on the facade as an homage to the previous building. The site resides within the Forest Park Southeast Historic District and will likely undergo review by the Preservation Board before demolition and construction can begin.

Investment: \$9.1M

## 9: 1034 S Kingshighway Blvd

Status: Under Construction

Expected Completion: Unknown

Development: The former Calvary Christian Center at 1034 S Kingshighway, originally built in 1906, is being renovated into a single family home. The latest building permits were submitted in October 2023.

Investment: \$300K

## 10: 4322-24 Swan Ave

Status: Under Construction

Expected Completion: Spring 2025

Development: A \$200K building permit application was submitted in June 2024 to rehab this 4-family home into a 2-family home. Internal and external construction began soon after the permit was issued. Construction seems to be nearing completion as of January 2025.

Investment: \$200K

## 11: 4570 Gibson Ave

Status: Planned

Expected Completion: Unknown

Development: A building permit application was submitted in January 2023 for the construction of a single family home on what is now a vacant lot.

Investment: \$350K

## 12: 4220 Vista Ave

Status: Under Construction

Expected Completion: Unknown

Development: A formerly vacant shotgun-style home on Vista is being rehabbed into a single family home.

Investment: \$114K

## 13: The Rail Apartments

Status: Complete

Development: This proposal by Green Street for a 268-unit apartment complex at 4591 McRee, adjacent to Bar K, broke ground in early December 2022. A \$51.5M building permit was issued in October 2022, with \$17M+ in other related permits submitted or issued since then. Project was completed December of 2024.

Investment: \$81M

## 14: 4210 Manchester Ave

Status: Under Construction

Expected Completion: Unknown

Development: A proposed new mixed-use building in the Grove, plus a third-story addition atop adjacent 4216 Manchester. The project would create 7 new apartments and a retail bay. A \$1.25M building permit for 4210 was issued in November 2023 and a \$250K permit for the addition was issued in April 2023. Construction began in June 2024.

Investment: \$1.6M



# Forest Park Southeast | March 2025

**16: 4140 Park Ave**

Status: Planned

Expected Completion: Unknown

Development: The vacant Liggett & Myers Tobacco Building, along with an empty lot across the street, are planned to be redeveloped. The project will convert the building's four floors into 62 loft-style apartments, with a ground floor commercial space. Construction was initially slated to begin in 2019, but appears to have stalled.

Investment: \$24M

**20: 4216 Manchester Ave**

Status: Under Construction

Expected Completion: Unknown

Development: Vertical addition is currently being constructed at 4216 Manchester. Construction is close to finished as of mid March 2025.

Investment: Unknown

**17: Lucy Quinn & Little Lucy the Diner**

Status: Under Construction

Expected Completion: 2024

Development: A building permit application was submitted in March 2024 for 4156-58 Manchester Ave. James Beard award semi-finalist in the Best Chef Midwest category Ben Welch plans to open two Southern-style restaurants named Lucy Quinn and Little Lucy the Diner. The dual-concept space was designed by Welch in collaboration with MIN+ Architecture to create an atmosphere filled with Southern hospitality with a modern vibe. Project is nearing completion as of January 2025.

Investment: \$250K

**18: 4330 Swan Ave**

Status: Planned

Expected Completion: Unknown

Development: Cencore Capital submitted a \$300K building permit application in July 2023 to rehab this one-story brick home.

Investment: \$300K

**19: 1301 Kentucky Ave**

Status: Planned

Expected Completion: April 2025

Development: A building permit was issued for this property on Kentucky Ave in December 2023 for \$147.5K. A 2-story, 3-bedroom single family home with a 2 car garage is to be built on the lot. Demolition is complete with construction slated to begin in the coming months.

Investment: \$406.5K

**20: 4459 Norfolk Ave**

Status: Proposed

Expected Completion: Unknown

Development: A \$200K building permit was issued in November 2023 to renovate this single family home into a four-family.

Investment: \$200K





# West End / Visitation Park | March 2025

## 1: Delmar DivIne -- Phase 2

Status: Planned

Expected Completion: 2026

Development: A redevelopment of the shuttered St. Luke's Hospital into a mixed-use building that includes currently 150 apartment units and office space for various non-profits. The project will include low rents and shared services to cater to the targeted tenants. The second phase of the project is due to start construction soon and will include 80 market-rate apartments, 20k sqft of office space, and a community event center.

Investment: \$125M+

## 2: Cook School Apartments

Status: Planned

Expected Completion: Unknown

Development: Developers plan to convert the Cook School at 5935 Horton Place into a multi-family residential building. The project was approved by the Board of Adjustment in November 2023. After community push back in early 2024 it is unclear where the project stands at this time.

Investment: Unknown

## 3: West End South CID

Status: Proposed

Expected Completion: Unknown

Development: A new community improvement district (CID) is being considered for the southern portion of the West End neighborhood.

Investment: Unknown

## 4: Hodiament Tracks Greenway

Status: Planned

Expected Completion: Unknown

Development: Great Rivers Greenway proposes linking the St. Vincent Greenway with the Midtown neighborhood and the proposed Brickline Greenway through implementation of the Hodiament Greenway. The trail would chiefly be built along Hodiament ROW, a former rail line. Final plans and construction documents were published in February of 2024. Construction is expected to begin summer 2025.

Investment: Unknown

## 5: West End Estates

Status: Under Construction

Expected Completion: 2025

Development: West End Estates is a new construction single-family infill project. Many developments have been finished while others are currently under construction. C.F. Vatterott is currently closing out sales for Phase IV of the project, and Phase V is expected to begin construction early next year.

Investment: Unknown

## 6: 6020 Bartmer Ave

Status: Complete

Development: A building permit was issued in January 2023 for a new home at 6020 Bartmer. Construction finished late October 2024.

Investment: \$200K

## 7: 5730 Clemens Ave

Status: Complete

Development: In the West End, Vatterott Properties has successfully completed the construction of a single-family home. With an investment of approximately \$400,000 in building, plumbing, and electrical work, the house now stands as a beautiful addition to the neighborhood. This project marks a significant enhancement to the community, showcasing modern design and quality craftsmanship.

Investment: \$400K

## 8: Maple Acres

Status: Complete

Development: Maple Acres has successfully transformed vacant lots into a vibrant single-family home development, now fully completed on Cabanne Ave. The \$6M project has revitalized the area, showcasing 26 beautifully designed homes that harmonize with the surrounding architecture. Each residence incorporates sustainable, economically efficient, and environmentally friendly features, setting a new standard for modern living.

Investment: \$6M

## 9: 5722-5750 Vernon Ave Apartments

Status: Proposed

Expected Completion: Unknown

Development: Proposal for 48-unit apartment complex on the 5700 block of Vernon Ave.

Investment: Unknown

## 10: Vatterott Developments

Status: Proposed

Development: Seven \$250K building permit applications were issued in early 2024 for new homes across Maple, Cates, and Clemens Aves.

Investment: \$1.75M

## 11: 5700 Block of Etzel

Status: Planned

Expected Completion: Unknown

Development: Three \$100k building permit applications submitted for rehab of properties on 5700 block of Etzel.

Investment: \$800K

## 12: 6075 W Cabanne Pl

Status: Under Construction

Expected Completion: Unknown

Development: Over \$240K in permits has been issued for the rehab of this historic home, most recently in September 2023.

Investment: \$240K+

## 13: Cates Place

Status: Planned

Expected Completion: Unknown

Development: Cates Place will consist of 4 new construction single family homes. Three of the homes will have 4 bedrooms and the fourth will have 3 bedrooms. The homes will meet Enterprise Green Communities Standards by incorporating energy efficient systems and appliances, recyclable and regional materials, low flow faucets and toilets, low VOC materials, and construction waste management. The project is currently on hold awaiting the next round of CDA funding.

Investment: Unknown





# West End / Visitation Park | March 2025

**14: 5908 Cates Ave**

Status: Under Construction

Expected Completion: Unknown

Development: A \$400K building permit was issued in August 2023 to rehab this home.

Investment: \$400K+

**18: 5963 Maple Ave**

Status: Under Construction

Expected Completion: Early 2025

Development: A two-story home currently in the early stages of remodeling.

The property is undergoing renovation, with the home is in the process of being cleared out and prepared for further updates and improvements. A \$10,000 building permit was submitted in February 2024.

Investment: Unknown

**15: 950 Beach Ave**

Status: Under Construction

Expected Completion: Unknown

Development: \$300,000 in building permits for interior and exterior alterations were filed for this single family home about a year ago.

Investment: \$300K

**16: 5819 Cates Ave**

Status: Complete

Development: A new single family home is being built on Cates Ave. Construction finished as of October 2024.

Investment: \$400K

**17: 5887 Cates Ave**

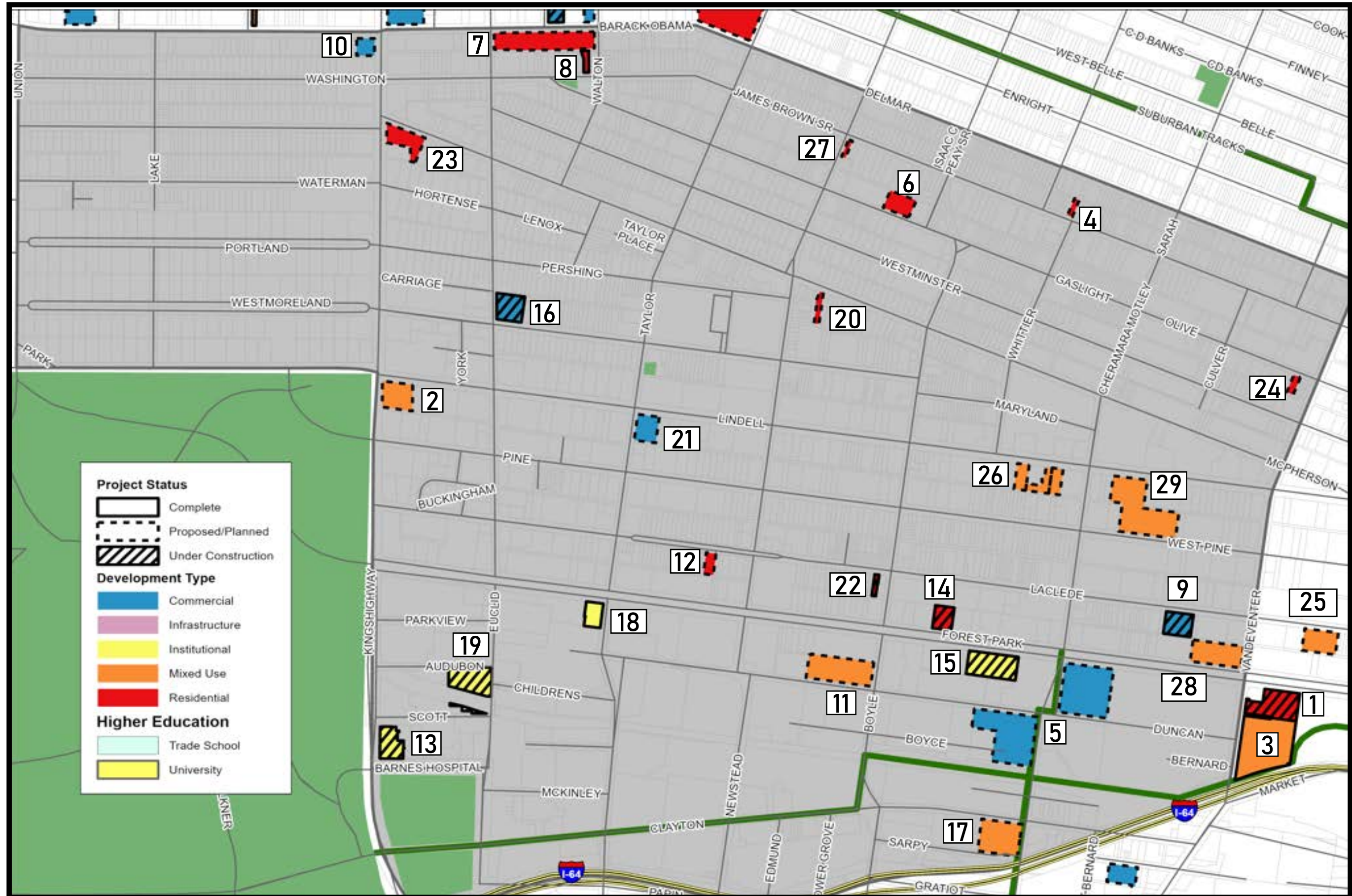
Status: Complete

Development: Permits for building, plumbing and electrical work in excess of \$400,000 were submitted for this single family home in the West End. Construction finished as of October 2024.

Investment: \$400K



# Central West End | March 2025



# Central West End | March 2025

## 1: The Marshall

Status: Under Construction

Expected Completion: Fall 2025

Development: New Jersey-based Aptitude Development is in the process of building a 369,000 sqft student apartment building with 508 beds and 282 parking spaces at 3834 Forest Park Ave next to City Foundry. A \$28M building permit was issued in May 2023. The earliest estimate for completion is the Fall 2025 semester.

Investment: \$40M

## 2: Albion West End

Status: Planned

Expected Completion: Unknown

Development: The proposed Albion West End apartment tower at 4974 Lindell Blvd would be built next to the 100 Above the Park luxury apartment tower & St. Regis historical hotel/apartment building. The project is proposed to be 30-stories tall with 293 luxury apartments at the front door of Forest Park. Also featured will be ground-floor retail spaces to create a mixed-use development. After being put on hold for over a year, the project is finally moving forward, with construction slated to start early in 2025.

Investment: \$145M

## 3: Vande East / City Foundry Phase 2

Status: Complete

Development: This expansion along Vandeventer Ave has added 282 apartment units, 60,000 sqft of office space, 17-24,000 sqft of retail, and a 492-space parking structure. The apartment units offer floor-to-ceiling windows that works to merge industrial and modern aesthetics. Construction began in January 2022 on the residential component now known as "Vande East," a 14-story apartment tower. As of December 2024 the residential space is complete with residents moving in. The commercial area is still under construction but appears to be very near completion.

Investment: \$138.6M

## 4: 4175 Washington Ave

Status: Proposed

Expected Completion: Unknown

Development: A single family home is set to be built on a plot of vacant land at 4175 Washington Ave. A \$325K building permit was submitted in early August.

Investment: \$325K

## 5: Cortex SCIF

Status: Planned

Expected Completion: Unknown

Development: A new 120,000 sqft SCIF (sensitive compartmented information facility) located at 4052 Forest Park Ave is coming to the Cortex, aimed at accommodating geospatial companies conducting classified business. The SCIF was initially estimated to begin construction in 2022 and open to tenants in early 2024, but may now be behind schedule.

Investment: Unknown

## 6: 4311 Olive St

Status: Planned

Expected Completion: Unknown

Development: 17 townhouses have been proposed on a parking lot used by The Sanctuary, an apartment building next door to the property. The townhouses are designed to look modern and brick clad. A \$4.4M building permit was submitted in July 2022 and variances were approved at a Board of Adjustment meeting in March 2023.

Investment: \$4.4M

## 7: The Bridge

Status: Planned

Expected Completion: Unknown

Development: The Bridge is a mixed-use project planned for an empty lot on the corner of Delmar and Euclid. It will include 199 units, 12,000 sqft of retail, a pool, courtyard, rooftop patio, and more. There are over 330 structured parking spaces for residents and the general public. Building permits worth over \$35M were submitted in 2022, but no signs of construction have appeared yet.

Investment: \$63M

## 8: 4705 Washington Ave

Status: Complete

Development: This historic building on the northern edge of the neighborhood is being renovated into six apartments after sitting vacant for many years. A \$500K building permit was issued in November 2023. As of early July, a \$15K permit for some mechanical work was also issued. Work is essentially finished as of January 2025.

Investment: \$600K

## 9: Carriage Works

Status: Under Construction

Expected Completion: Spring 2025

Development: Developer CW Laclede LLC was recently granted a building permit for \$500,000 in interior and exterior alterations to convert this former carriage manufacturer to office and retail space. Construction is underway, and so far has included new windows and doors for both buildings.

Investment: Unknown

## 10: Makers District East Gateway

Status: Planned

Expected Completion: Unknown

Development: Developers plan to replace this strip center with a new entry plaza to the Makers District.

Investment: Unknown

## 11: Cortex Apartments

Status: Planned

Expected Completion: Unknown

Development: A 262-unit apartment building will be built on what is currently a surface parking lot. The six-story building would include a 515-stall parking garage and 10,000 sqft of retail along Duncan and Boyle. Cortex plans to start construction Q1 of 2025.

Investment: \$50M

## 12: 4430-4432 Laclede Ave

Status: Proposed

Expected Completion: Unknown

Development: A new home will be built on 4430-4432 Laclede. The proposed 3,686 sqft home is designed to be accessible on the first floor with an attached garage.

Investment: Unknown

## 13: BJC Plaza West Tower

Status: Under Construction

Expected Completion: Fall 2025

Development: Construction has started on a new 660,000 sqft inpatient building on the site of the demolished Queeny Tower. It will include 224 private care rooms, 56 ICU rooms, and a variety of other facilities.

Investment: Unknown

## 14: Independent Center Senior Apartments

Status: Under Construction

Expected Completion: Unknown

Development: A new 4-story apartment building for seniors is being planned by the Independence Center and ND Consulting Group at 4221 Forest Park Ave. It will contain 38 apartments, 34 of which will be reserved for tenants with low-income salaries. **Construction has begun as of October 2024.**

Investment: \$11M+

## 15: Goodwill Building Redevelopment

Status: Under Construction

Expected Completion: Unknown

Development: Washington University is currently in the process of renovating what used to be the local headquarters of Goodwill at 4140 Forest Park Ave into a business and innovation hub. A \$27M building permit was issued in March 2024 and construction is underway.

Investment: \$33M+

## 16: Saint Louis Chess Club Expansion

Status: Under Construction

Expected Completion: Unknown

Development: The renowned Saint Louis Chess Club is expanding its current site into multiple retail bays next door. The plans include new classroom space, more room for tournaments, and chess-inspired restaurant. An \$8M building permit was issued in January 2023. Exterior alterations are complete while interior work continues to drag on.

Investment: \$8M



# Central West End | March 2025

## 17: Cortex K and MX

Status: Planned

Expected Completion: Early 2027

Development: KDG Development has proposed a 3-part project on approximately 20 acres bounded by Boyle, Sarah, the MetroLink tracks, and I-64. This development, Cortex K, will contain office, residential and parking space alongside pedestrian improvements. The main office complex will be comprised of a 125,000 sqft office building with 7,000 sqft of retail and a 610 space parking garage. The adjacent apartment building – Cortex MX – will contain 160 units spread over 7 stories, 18,500 sqft of office space, and 2,150 sqft of retail. The developer has sought \$14M in TIF assistance. A \$27M building permit application was submitted for the first project in March 2023. Construction is set to begin early 2025.

Investment: \$99M

## 18: Ambulatory Cancer Building (Siteman Cancer Center)

Status: Complete

Development: WUSM has constructed a cancer center at the SW corner of Forest Park Avenue and Taylor Avenue. The building includes five floors of clinic space, one floor of office space, and a 430-space parking garage for patients. The project also involves street improvements. A \$75.9M building permit was issued in August 2022. The center opened its doors to the public on September 30th, 2024.

Investment: \$1.1B

## 19: Steven & Susan Lipstein BJC Institute of Health Expansion

Status: Under Construction

Expected Completion: Spring 2025

Development: WUSM is adding 6 floors to its Steven & Susan Lipstein BJC Institute of Health building located at 425 S Euclid Ave next to the Central West End MetroLink station. This expansion will add 160,000 sqft to the existing structure, including a 7,900 sqft infectious disease lab. At present, the new floors are near completion, though the outdoor plaza is still yet to be renovated.

Investment: \$165M

## 20: 4384 McPherson Ave

Status: Planned

Expected Completion: Unknown

Development: A \$550k building permit has been issued for a custom new construction single-family home. The most recent building permit was submitted in November 2023.

Investment: Unknown

## 21: The International Hotel

Status: Proposed

Expected Completion: Unknown

Development: Proposed 7-story, 185-unit apartment building at 4494 Lindell Blvd, modernizing and adding onto the Optimist International Building. The project would include 3,600 sqft of ground-floor retail space and a 206-space parking garage. However, the Cultural Resources Office has recommended denial due to concerns about preserving the existing building's architectural significance.

Investment: N/A

Expected Completion: N/A

## 22: 4308 Laclede Ave

Status: Under Construction

Expected Completion: February 2025

Development: A 3-unit townhome is being constructed on a formerly vacant lot. As of January 2025, the townhome is quickly approaching completion.

Investment: \$900K

## 23: The Flats at Forest Park

Status: Planned

Expected Completion: Unknown

Development: Pier Property Group plans to add 5 floors to the old Reliance Automotive building at 490 North Kingshighway. The final product would include 120 high-end apartments, doing so by adding the 5 residential floors to the current Reliance building with 2 floors being reserved for parking. Construction is projected to begin in January 2025.

Investment: \$45M

## 24: 3910 Olive St

Status: Planned

Expected Completion: Unknown

Development: A \$690K building permit was issued for a new 3-family home on the Eastern edge of the neighborhood.

Investment: \$690K

## 25: Altitude Student Housing

Status: Planned

Development: SLU is partnering with 2 developers to build a new 12-story apartment tower oriented towards graduate students just south of campus at 3800 Laclede Ave. It will have 314 units, 178 parking spots, and 3,000 sqft of retail space. An \$85M building permit was submitted in November 2023.

Investment: \$85M

## 26: 41 Lindell Apartments

Status: Planned

Expected Completion: Unknown

Development: Kansas City-based Garrison and MW Companies are planning 212 apartments over 7 stories at 4120-4144 Lindell Blvd. It will include 1,350 sqft of retail space and 2 levels of parking. The property requires approval for its site plan and tax abatement application. The project has stalled but plans are still in place as of November 2024.

Investment: Unknown

## 27: 4376 Washington Blvd

Status: Planned

Expected Completion: Summer 2025

Development: A two story home and detached garage set to be constructed on a vacant lot.

Investment: \$180,000

## 28: Air St Louis

Status: Proposed

Expected Completion: Unknown

Development: DMG Investments, a New York-based real estate firm plans to develop apartments at 3901 Forest Park Ave. The proposed \$25 million project, called "Air St. Louis," is still in its early stages, with a zoning-only permit filed in August. Preliminary plans include ground-floor retail and multiple floors of apartment.

Investment: \$25M

## 29: 4050 Lindell Blvd

Status: Proposed

Expected Completion: Unknown

Development: Local developers Sansone & Steadfast City have Lindell Red Cross property under contract & plan to renovate it into 109 apts + 166 new construction units on surface lot facing West Pine

Investment: Unknown



# Academy | March 2025



# Academy | March 2025

## 1: 5136-48 Enright Ave

Status: Planned

Expected Completion: Unknown

Development: A collection of modern homes are being planned here by the Maker District, which should start construction in 2025.

Investment: Unknown

## 2: Hodiament Tracks Greenway

Status: Planned

Expected Completion: Unknown

Development: Great Rivers Greenway proposes linking the St. Vincent Greenway with the Midtown neighborhood and the proposed Brickline Greenway through implementation of the Hodiament Tracks Greenway. The trail would chiefly be built along Hodiament ROW, a former rail line. Final plans and construction documents were published in February of 2024. Unfortunately construction seems to have been delayed.

Investment: Unknown

## 3: Delmar Maker District

Status: In Progress

Expected Completion: N/A

Development: A live-make-sell district founded by Jim McKelvey and Doug Auer located along Delmar Blvd between Union and Kingshighway. Several developments, including MADE St. Louis, the Magic House, and the Third Degree Glass Factory are part of this district. Additional developments are currently underway or planned.

Investment: Unknown

## 4: 5215 Delmar Blvd

Status: Proposed

Expected Completion: Unknown

Development: Tower Real Estate Group has planned a new commercial building near the intersection of Delmar and Union, which would include 22,000sqft of space for retail, offices, and restaurants.

Investment: Unknown

## 5: 5175 Enright Ave

Status: Under Construction

Expected Completion: Unknown

Development: \$200k building permit application submitted to rehab the single-family home at 5175 Enright. The most recent permits were issued in November 2023.

Investment: Unknown

## 6: 5056 Enright Ave

Status: Planned

Expected Completion: Unknown

Development: A permit has been submitted for single-family home to serve as an eventual rental property.

Investment: Unknown

## 7: 5258-62 Maple Ave

Status: Under Construction

Expected Completion: Unknown

Development: 3 homes on Maple are getting rehabbed after being left in poor conditions for an extended period. 5258 Maple is complete, while 5262 is still under construction. 5260 Maple, has not begun construction, nor has a building permit been applied for.

Investment: Unknown

## 8: Bengelina Group Restaurants

Status: Complete

Development: Local restaurateur Ben Poremba has relocated three of his businesses, Olio, Elaia, and Nixta, from Botanical Heights to the Delmar Maker District. Poremba also recently opened two new restaurants, Esca and Florentin, also in the Maker District.

Investment: \$2M+ (est.)

## 9: 5075 Cates Ave

Status: Planned

Expected Completion: Unknown

Development: A \$350K building permit was issued in October 2023 for a new-construction 4-family building at 5075 Cates.

Investment: \$350K

## 10: 5259 Vernon Ave

Status: Under Construction

Expected Completion: Unknown

Development: A \$350K building permit was submitted in April 2024 for a rehab near the intersection of Vernon and Union.

Investment: \$350K



# Skinker DeBaliviere / DeBaliviere Place | March 2025



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## 1: Waterman and Clara Apartments

Status: Proposed

Expected Completion: Unknown

Development: A 4-story, 54-unit apartment building has been proposed for 5612 Waterman Blvd. The building will include 31 studio and 23 one-bedroom units, all market rate. Amenities will include a fitness center, mail room, cafe, and bicycle storage space, along with a 2-story underground parking structure. The project appears to have stalled; a \$9M building permit application was submitted in October 2023 but little news has become available since.

Investment: \$9M

## 2: Park Market Place

Status: Complete

Development: Park Market Place, a New York-inspired neighborhood café and market north of Forest Park has opened at 308 DeBaliviere Ave. Part coffeeshop, part café and part market, the multi-faceted operation aims to be an anchor for the neighborhood, as well as an eventual incubator for fellow hospitality professionals to learn and grow.

Investment: unknown

## 3: 6002-6006 Pershing Ave

Status: Under Construction

Expected Completion: Unknown

Development: This residential building is undergoing internal renovations, in which it has been gutted and stands as a blank slate. The 2nd floor features two apartments, while the 1st floor offers two commercial bays that are ideal for businesses or restaurants. The adjacent parking lot comes with the building. This property is eligible for State and Federal Tax Credits. A \$300k building permit was issued for the rehab of the property in January 2023.

Investment: \$395K

## 4: 5806-5808 Westminster Place

Status: Complete

Development: A new owner has successfully completed the construction of 2 two-family homes on Westminster Place, transforming the once vacant lots into beautiful townhouses. A \$460K building permit was granted for both properties, with both properties now fully finished and welcoming new residents. The project has enhanced the neighborhood, offering modern amenities and stylish living spaces.

Investment: \$920K+

## 5: 6000 Washington Ave

Status: Proposed

Expected Completion: Unknown

Development: This project consists of four townhouses with up to three bedrooms constructed on the southwest corner of Washington Blvd and Des Peres Ave on what was previously a vacant lot. Construction of these homes fulfills a part of the Skinker-DeBaliviere Neighborhood Plan for infill in the area. Each townhome will feature 3 bedrooms, 4 bathrooms, an attached garage, front and rear balconies on the main floor, and a roof-top deck. A \$2.8M building permit application was issued in November 2023. Construction began summer of 2024.

Investment: \$3.1M

